

Public Notice

U.S. Army Corps of Engineers, Norfolk District

April 18, 2007

**CENAO-REG
07-V0245
NAO-2007-692**

FEDERAL PUBLIC NOTICE

The District Engineer has received a permit application for work described below:

APPLICANT

Celebrate Virginia South, LLC
c/o Chris Hornung
1201 Central Park Boulevard
Fredericksburg, Virginia 22401

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located in unnamed tributaries to Fall Quarry Run and unnamed tributaries to the Rappahannock River, within the existing Celebrate Virginia! South commercial development located in the City of Fredericksburg, Virginia. The commercial development referred to as Celebrate Virginia! South (CVAS), is an approximately 371-acre project located west off Interstate 95 (I-95), and north of Fall Hill Avenue (Route 639), and south of the Rappahannock River.

PROPOSED WORK AND PURPOSE: Celebrate Virginia South LLC proposes to complete development of the 371-acre CVAS, which would result in permanent impacts to 0.28 acre of wetlands, 3,307 linear feet (LF) (0.40 acre) of streams, and 0.05 acre of open waters, together with 0.34 acre of temporary open water impacts, associated with construction of World Street, an approximately 550,000 square-foot international bazaar/marketplace and Wegman's, an upscale food market and from the rehabilitation of an existing breached dam embankment that would restore a pond and an associated wetland complex. (CVAS is planned as a multi-use development comprised of World Street, a retirement community, an eco-tourism center, an entertainment district, a life-style center, a hotel complex, and an Expo Center parts of which has already been constructed in the upland.) Low Impact Development (LID) techniques will be used throughout the site where feasible. Within the retirement community, an estimated 1.35 acre-feet of stormwater storage is proposed utilizing bioretention, biofiltration, infiltration, filter strips and buffers, stormwater filters, subsurface detention and other such practices to better replicate pre-development hydrology. To mitigate impacts to wetlands within the rehabilitated pond, the applicant proposes to incorporate new wetland benches and enhance the existing wetland complex with additional plantings. To mitigate for stream and open water impacts associated with the pond, the applicant proposes to create forested buffers by planting woody species and preserving existing forested buffers where feasible within the pond perimeter. To mitigate for other wetland impacts, the applicant proposes to purchase 0.28 wetland credits (2:1 ratio) at an approved wetlands mitigation bank. To mitigate for other stream impacts, the applicant proposes to restore approximately 3,634-linear feet of streams, restore 1.3 acres of buffer, and preserve 12.8 acres of adjacent forested buffer on-site.

Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the individual and cumulative impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) known properties eligible for inclusion in the National Register of Historic Places are in or near the permit area, and would likely be affected by the proposal. These include the Banks Ford Historic District and the Salem Church Historic District. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: elirons@deq.state.va.us.

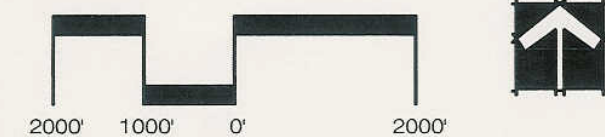
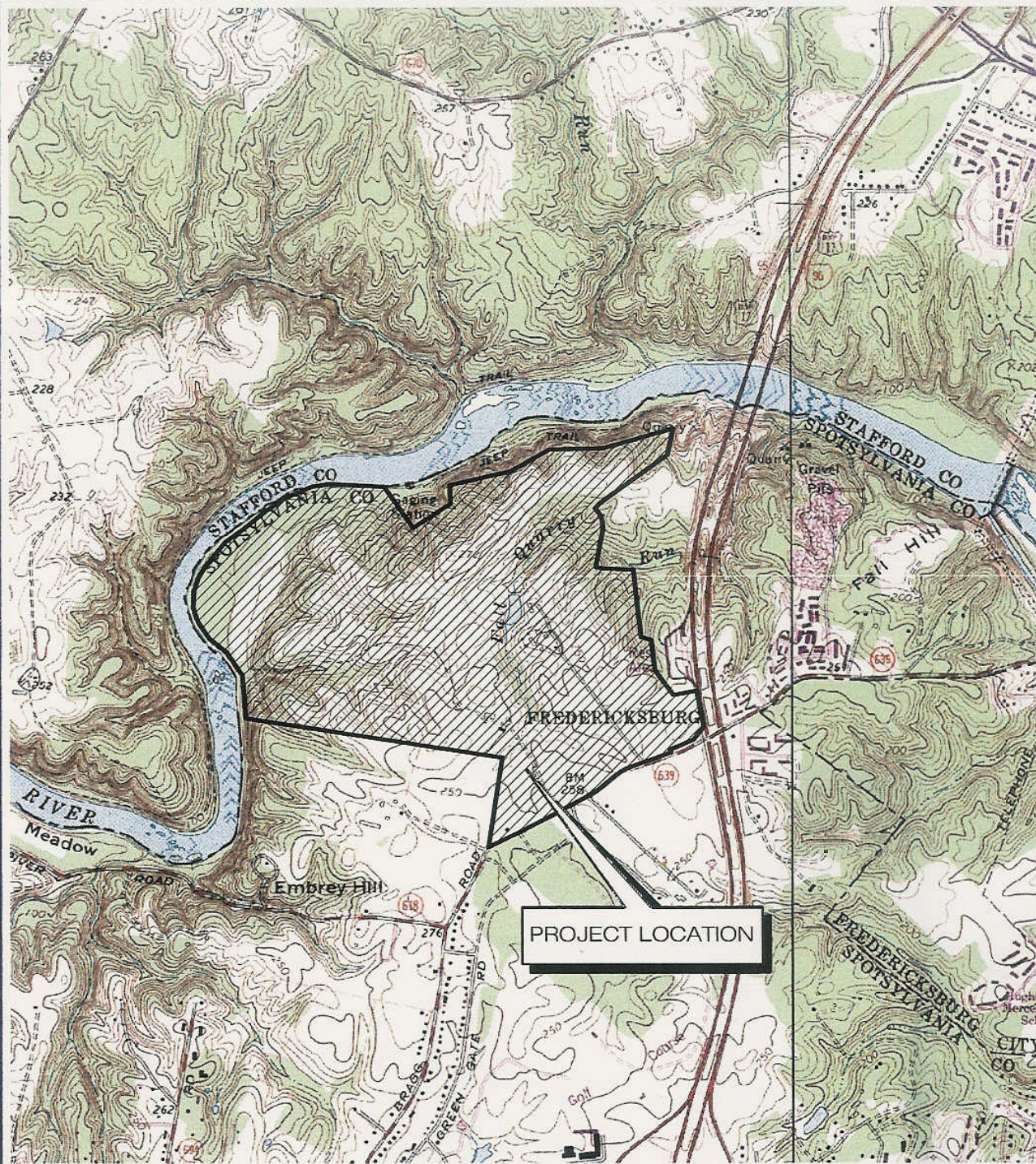
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-REG), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on **May 18, 2007**.

If you have any questions about this project or the permit process, call Hal Wiggins at (540) 548-2517.

FOR THE DISTRICT ENGINEER:

Keith B. Lockwood
Chief, Northern Virginia
Regulatory Section

Attachment: Drawings



SCALE: 1 INCH = 2000 FEET

LATITUDE: 38°19'4.68" N
LONGITUDE: 77°31'0.23" W

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
SALEM CHURCH VA QUADRANGLE, 1966 (REVISED 1988)



**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

PROJECT LOCATION MAP CELEBRATE VIRGINIA! SOUTH

CITY OF FREDERICKSBURG, VIRGINIA

JANUARY 2007

LEGEND:

	SURVEYED WETLAND LIMITS
	SURVEYED STREAM CHANNEL LIMITS
	SURVEYED OPEN WATER LIMITS
	WETLAND IMPACTS
	STREAM CHANNEL IMPACTS
	CONSERVATION EASEMENT
	PROPOSED STORMWATER MANAGEMENT BASINS
	EXISTING TREELINE
	PROPOSED ADDITIONAL BUFFERS

CONSERVATION EASEMENT:

PROJECT AREA 129.0 ACRES ±

JURISDICTIONAL AREAS:

WETLANDS 1.33 ACRES ±
STREAM CHANNELS 0.83 ACRES ±
(EXCLUDING WETLANDS) (6,218 L.F. ±)

SITE DATA:

PROJECT AREA 370.88 ACRES ±

JURISDICTIONAL AREAS:

WETLANDS 3.40 ACRES ±
OPEN WATERS 0.38 ACRES ±
STREAM CHANNELS 2.00 ACRES ±
(EXCLUDING WETLANDS) (12,071 L.F. ±)

JURISDICTIONAL AREA IMPACTS:

WETLANDS 0.28 ACRES ±
STREAM CHANNELS 0.37 ACRES ±
(EXCLUDING WETLANDS) (3,105 L.F. ±)
DAM BREACH CHANNEL 0.03 ACRES ±
(EXCLUDING WETLANDS) (202 L.F. ±)
OPEN WATERS 0.05 ACRES ±

TEMPORARY JURISDICTIONAL AREA IMPACTS:

OPEN WATERS 0.34 ACRES ±

NOTE: THE LIMITS OF THE WATERS OF THE U.S., INCLUDING WETLANDS, WERE RE-CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON 08/12/05, CONFIRMATION # 00-C0032-45



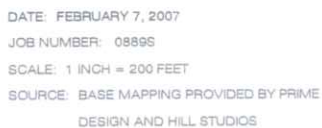
DATE: FEBRUARY 7, 2007
JOB NUMBER: 08896
SCALE: 1 INCH = 200 FEET
SOURCE: BASE MAPPING PROVIDED BY PRIME DESIGN AND HILL STUDIOS

**JURISDICTIONAL AREA IMPACTS MAP
SELECTED ALTERNATIVE - SHEET 1
CELEBRATE VIRGINIA! SOUTH
FREDERICKSBURG, VIRGINIA**

WEG
WILLIAMSBURG ENVIRONMENTAL GROUP, INC.
5209 Center Street
Williamsburg, Virginia 23188
(757) 220-8889
7501 Boulders View Drive
Suite 205
Rumming, Virginia 23025
(804) 267-3474
13821 Park Center Road
Suite 160
Hampton, Virginia 20111
(703) 437-3056
5708 Salem Run Blvd
Suite 105
Fredericksburg, Virginia 22407
(840) 785-5544
Environmental Consultants

PROPOSED DISTRIBUTED LID PRACTICES

NOTE: THE LIMITS OF THE WATERS OF THE U.S., INCLUDING WEST ARDS, WERE BE CONSIDERED



JURISDICTIONAL AREA IMPACTS MAP
SELECTED ALTERNATIVE - SHEET 2
CELEBRATE VIRGINIA! SOUTH
FREDERICKSBURG, VIRGINIA



<p>3209 Center Street Williamsburg, Virginia 23188 (757) 220-6860</p>	<p>13921 Park Center Road Suite 160 Hemeton, Virginia 20171 (703) 437-3096</p>
<p>7501 Boulders View Drive Suite 205 Richmond, Virginia 23225 (804) 287-3474</p>	<p>5705 Balem Run Blvd. Suite 105 Fredericksburg, Virginia 22407 (540) 785-5544</p>

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SURVEYED WETLAND LIMITS

SURVEYED STREAM CHANNEL LIMITS

SURVEYED OPEN WATER LIMITS

WETLAND IMPACTS

STREAM CHANNEL IMPACTS

EXISTING STORMWATER MANAGEMENT
BASINS (TO REMAIN)

EXISTING TREELINE

EXISTING STRUCTURES

CONSERVATION EASEMENT:

PROJECT AREA	129.0 ACRES ±
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JURISDICTIONAL AREAS:

WETLANDS 1.33 ACRES ±

(EXCLUDING WETLANDS)	(6,218 L.F. ±
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SITE DATA:

PROJECT AREA	370.88 ACRES ±
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JURISDICTIONAL AREAS:

WETLANDS 3.40 ACRES ±

2.00 ACRES #

JURISDICTIONAL AREA IMPACTS:

WETLANDS	0.28 ACRE
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(3,105 L.F. ±)

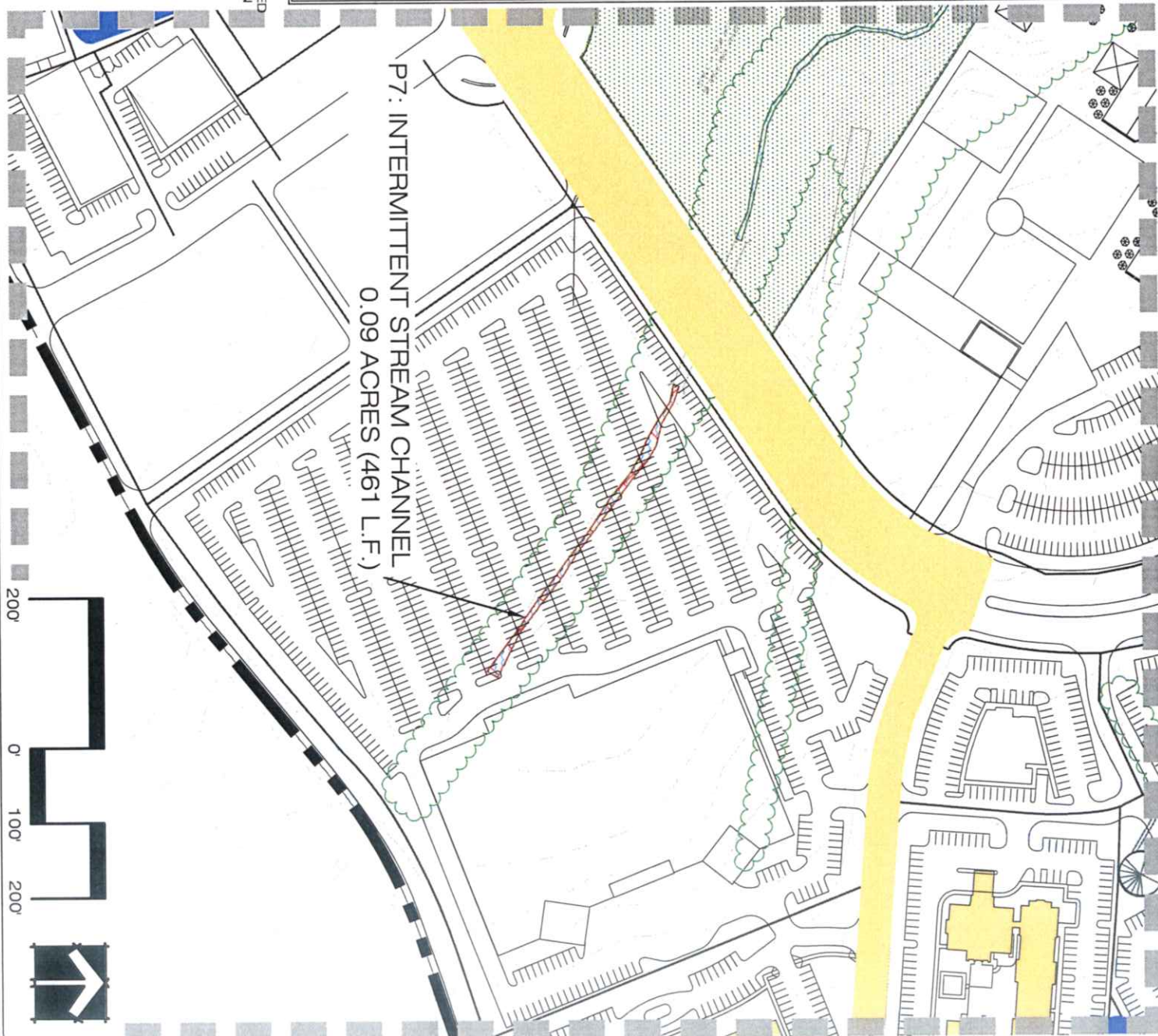
(202 L.F. ± 0.03 ACHE)
(EXCLUDING WETLANDS)
DAM BREACH CHANNEL

OPEN WATERS 0.05 ACRE

TEMPORARY JURISDICTIONAL

OPEN WATERS 0.34 ACRE

NOTE: THE LIMITS OF THE WATERS OF THE U.S., INCLUDING WETLANDS, WERE RE-CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON 08/12/05. CONFIRMATION # 00-C0032-45



DESIGN AND HILL STUDIOS

FREDERICKSBURG, VIRGINIA

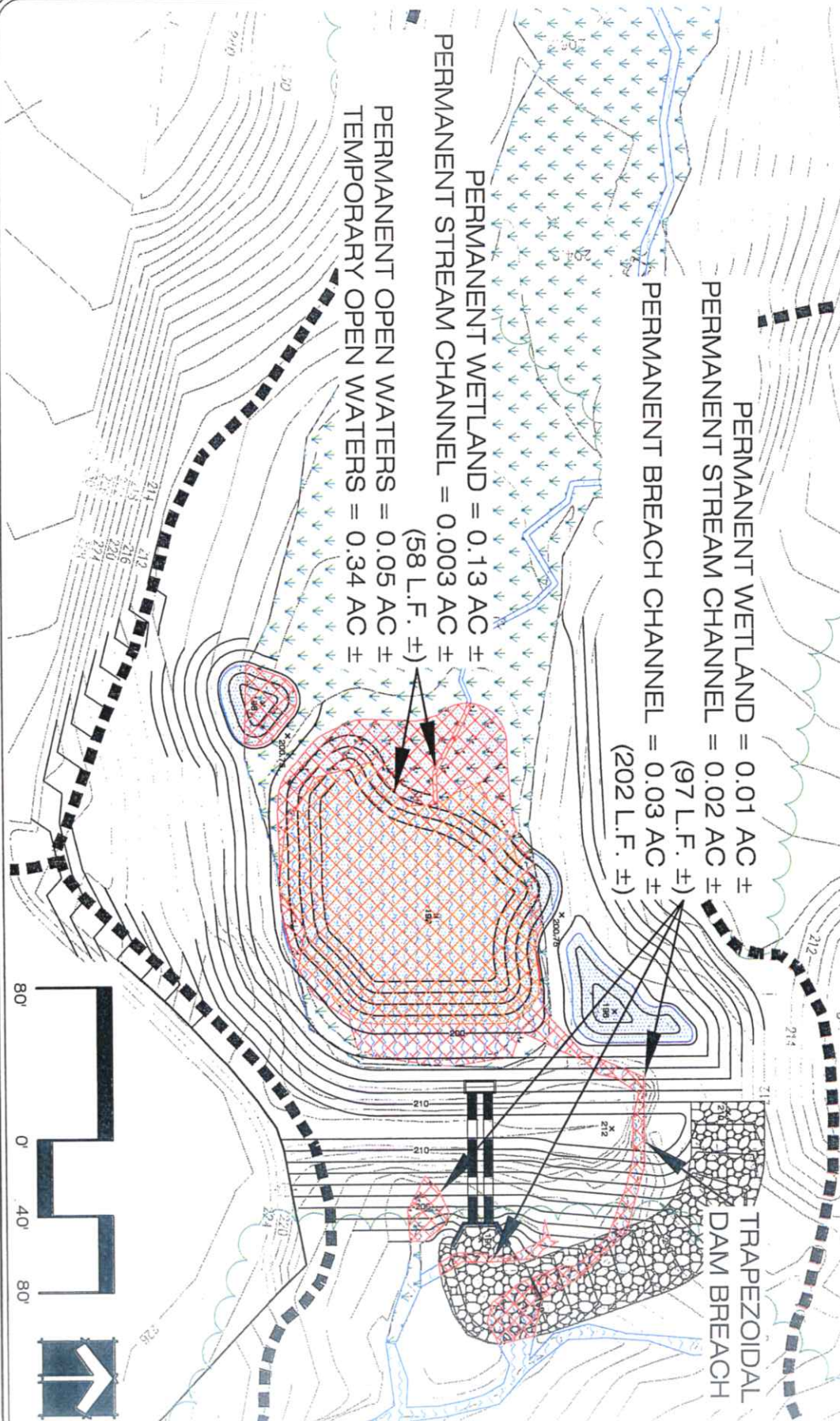


7501 Boulders View Drive
Suite 105
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(703) 437-3096

5705 Salem Run Blvd.
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Fredericksburg, Virginia 22407
(540)785-5544

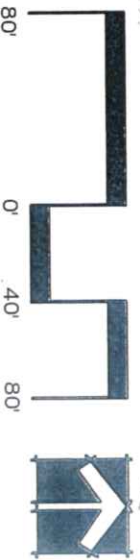
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LEGEND:

	SURVEYED WETLAND LIMITS		POTENTIAL TRAIL LOCATION
	SURVEYED STREAM CHANNEL LIMITS		APPROXIMATE PROPOSED OPEN WATER LIMITS (0.53 ACRE ±)
	SURVEYED EXISTING OPEN WATER LIMITS		PROPOSED TEMPORARY OPEN WATER IMPACTS
	PROPOSED GRADING		PROPOSED PERMANENT WETLAND IMPACTS
	PROPOSED RIPRAP PROTECTION		PROPOSED PERMANENT STREAM CHANNEL IMPACTS

CONSERVATION EASEMENT:	
PROJECT AREA	129.0 ACRES ±
JURISDICTIONAL AREAS:	
WETLANDS	1.33 ACRES ±
STREAM CHANNELS	0.83 ACRE ±
(EXCLUDING WETLANDS)	(6.218 L.F. ±)
SITE DATA:	
PROJECT AREA	370.88 ACRES ±
JURISDICTIONAL AREAS:	
WETLANDS	3.40 ACRES ±
OPEN WATERS	0.36 ACRE ±
STREAM CHANNELS	2.00 ACRES ±
(EXCLUDING WETLANDS)	(12.071 L.F. ±)
JURISDICTIONAL AREA IMPACTS:	
WETLANDS	0.28 ACRE ±
STREAM CHANNELS	0.37 ACRE ±
(EXCLUDING WETLANDS)	(3.105 L.F. ±)
DAM BREACH CHANNEL	0.03 ACRE ±
(EXCLUDING WETLANDS)	(202 L.F. ±)
OPEN WATERS	0.05 ACRE ±
TEMPORARY JURISDICTIONAL AREA IMPACTS:	
OPEN WATERS	0.34 ACRE ±



DATE: MARCH 9, 2006
 JOB NUMBER: 889Y
 SCALE: 1 INCH = 80 FEET

JURISDICTIONAL AREA IMPACTS MAP
SELECTED ALTERNATIVE - SHEET 4
 CELEBRATE VIRGINIA! SOUTH
 CITY OF FREDERICKSBURG, VIRGINIA

WEG
 WILLIAMSBURG ENVIRONMENTAL GROUP, INC.

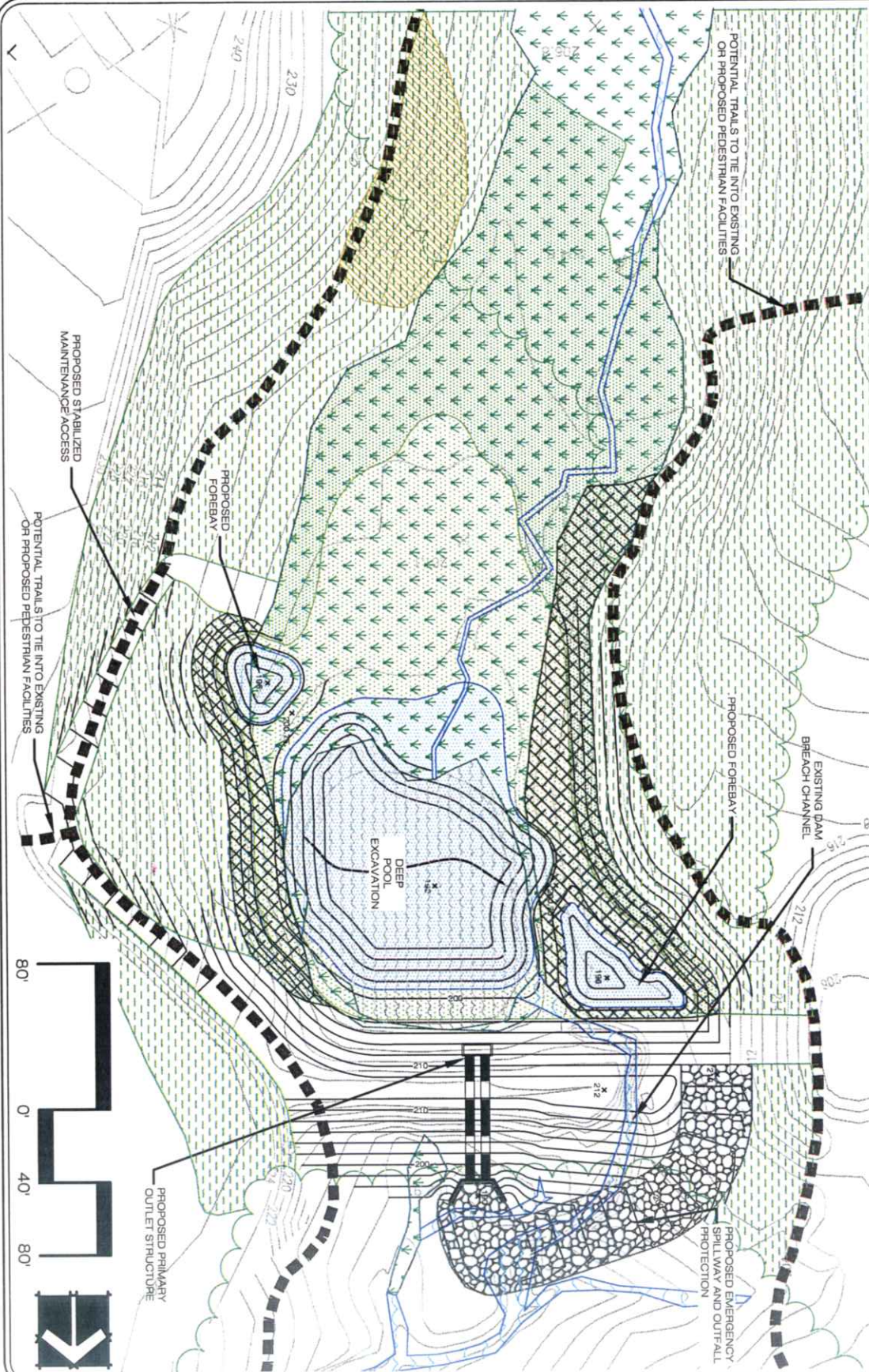
3209 Center Street
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 (854) 287-3472

3705 Salem Run Blvd.
 Suite 105
 Fredericksburg, Virginia 22407
 (540) 785-5544

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LEGEND:

	SURVEYED WETLAND LIMITS		PROPOSED RIPRAP PROTECTION
	SURVEYED STREAM CHANNEL LIMITS		POTENTIAL TRAIL LOCATION
	SURVEYED EXISTING OPEN WATER LIMITS		INVASIVE SPECIES REMOVAL
	PROPOSED GRADING		APPROXIMATE PROPOSED OPEN WATER LIMITS
	PROPOSED WETLAND CREATION		PROPOSED EMERGENT WETLAND ENHANCEMENT
	PROPOSED SCRUB-SHRUB AND FORESTED WETLAND ENHANCEMENT		PROPOSED RIPARIAN BUFFER RESTORATION AND PRESERVATION

ENVIRONMENTAL ENHANCEMENT MEASURES:

PROPOSED WETLAND CREATION	0.17 ACRE ±
EMERGENT WETLANDS	0.20 ACRE ±
SCRUB-SHRUB/FORESTED WETLANDS	(TOTAL = 0.37 ACRE ±)
PROPOSED WETLAND ENHANCEMENT	
EMERGENT WETLANDS	0.48 ACRE ±
SCRUB-SHRUB/FORESTED WETLANDS	0.65 ACRE ±
(TOTAL = 1.13 ACRES ±)	
PROPOSED RIPARIAN BUFFER ENHANCEMENT/PRESERVATION	3.12 ACRES ±

DATE: APRIL 10, 2007

JOB NUMBER: 889Y

SCALE: 1 INCH = 80 FEET

**CONCEPTUAL STORMWATER POND
RETROFIT AND WETLAND/BUFFER
ENHANCEMENT PLAN
CELEBRATE VIRGINIA! SOUTH
CITY OF FREDERICKSBURG, VIRGINIA**



5205 Center Street
Williamsburg, Virginia 23185
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13621 Pine Center Road
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5705 Salem Run Blvd
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